

Ordinance No. 119365

Council Bill No. 112351

AN ORDINANCE amending the Seattle
Comprehensive Plan to incorporate portions of the
Denny Triangle Neighborhood Plan.

The City of Seattle - Legislative Department
Council Bill/Ordinance sponsored by: C

Committee Action

referred as amended
unanimous Con'l'n 1/17/99
Vote 6/1
Chuc 1/17/99

2-8-99 Full Council: 12-9-99

This file is complete and ready for presentation to Full Council.

Law Department

Law Dept. Review

OMP
Review

City Clerk
Review

CF No. _____

Date Introduced: <u>9-21-98</u>	
Date 1st Referred: <u>9-21-98</u>	To: (committee) <u>Neighborhoods</u>
Date Re - Referred:	To: (committee)
Date Re - Referred:	To: (committee)
Date of Final Passage: <u>2-8-99</u>	Full Council Vote: <u>9-0</u>
Date Presented to Mayor: <u>2-8-99</u>	Date Approved: <u>FEB 16 1999</u>
Date Returned to City Clerk: <u>FEB 16 1999</u>	Date Published: <u>3918</u> T.O. <input checked="" type="checkbox"/> F.T. <input type="checkbox"/>
Date Vetoes by Mayor:	Date Veto Published:
Date Passed Over Veto:	Veto Sustained:

1999
T.O. <input checked="" type="checkbox"/>
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Department
by: CE

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write 1/2

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Pass

Full Council.

ty Clerk
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The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: Convn
Councilmember

Committee Action:

approved as amended

unanimous

Convn yes

write 1/2

Chue 1/2

2-8-99 Full Council: Passed 9-0

This file is complete and ready for presentation to Full Council. Committee: ML 1/26/99
(Initial/Date)

1999

T.O. ☒
F.T. ☐

Law Department

Law Dept. Review

OMP
Review

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City Clerk
Review

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NOTICE
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ORDINANCE 119365

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the Denny Triangle Neighborhood Plan.

WHEREAS, on July 25, 1994, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element; and

WHEREAS, City Council Resolution 28966, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, a coalition of Denny Triangle neighborhood stakeholders came together to form a Denny Triangle Neighborhood Planning Committee in the winter of 1997 for the purpose of preparing a Neighborhood Plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, the Denny Triangle Planning Committee convened monthly meetings, special events and workshops open to everyone and regularly attended by dozens of citizens throughout the next twenty-one months; and

WHEREAS, the Denny Triangle Planning Committee conducted an extensive Phase I outreach process featuring a citizen survey, presentations at community group meetings, displays at community events and a well-attended validation celebration, all of which led to creation of a generally recognized Vision and Scope of Work for Phase II that focused on key land use, open space, transportation and housing issues; and

WHEREAS, the Phase I outreach process also created a list of priority planning topics and resulted in the selection of members for a Planning Committee to lead Phase II planning; and

WHEREAS, in Phase II subcommittees were formed and consultants were hired to study and prepare analyses and recommendations on the issues of housing, land use, urban form and transportation; and

WHEREAS, a final plan incorporating Key Integrated Activities, additional activities for implementation and activities for long term consideration was completed, reviewed and approved by the Denny Triangle Planning Committee and validated by the community in response to a community-wide mailer and validation meeting; and

WHEREAS, the Denny Triangle Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, the Council finds that the proposed amendments are consistent with the Growth

LW:cc /JKjk
February 4, 1999
Ver. 3

1 WHEREAS, the Council finds that the proposed amendments are consistent with the Growth
2 Management Act, and will protect and promote the health, safety and welfare of the
3 general public;

4 **NOW THEREFORE,**

5 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

6 **Section 1.** The Seattle Comprehensive Plan, as adopted by Ordinance 117221
7 and subsequently amended, is hereby amended as follows:

- 8 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive
9 Plan is hereby amended to add Denny Triangle, as shown in Attachment 1.
10 B. The Denny Triangle Plan goals and policies, as shown in Attachment 2 to this
11 Ordinance, are hereby incorporated into the Neighborhood Plans volume of the
12 Comprehensive Plan.
13 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in
14 Attachment 3 to this Ordinance to confirm the designation for the Denny Triangle
15 Urban Center Village.
16 D. The Neighborhood Plans volume, Denny Triangle section, is hereby amended to
17 include the capital facilities and utilities inventory and analyses and transportation
18 analyses shown in Attachment 4 to this Ordinance.
19 E. Land Use Appendix C and Capital Facilities Appendix C are hereby amended to
20 reflect the name change of the Westlake Urban Center Village to the Denny Triangle
21 Urban Center Village, as shown in Attachment 5 to this Ordinance.

22 **Section 2.** The amendments contained in Section 1 of this ordinance constitute
23 an adopted neighborhood plan.

24 **Section 3.** This ordinance shall take effect and be in force thirty (30) days from
and after its approval by the Mayor, but if not approved and returned by the Mayor within
ten (10) days after presentation, it shall take effect as provided by Municipal Code Section
1.04.020.

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1 Passed by the City Council the 8th day of February, 1999, and
2 signed by me in open session in authentication of its passage this 8th day of
3 February, 1999.

4 [Signature]
President of the City Council

5 Approved by me this 16th day of February, 1999.

6 [Signature]
Paul Schell, Mayor

7
8 Filed by me this 16 day of February, 1999.

9 [Signature]
City Clerk

10 (SEAL)

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LW:cc /JKjk
February 4, 1999
Ver. 3

1 **LIST OF ATTACHMENTS**

2	
3	ATTACHMENT 1 TABLE OF CONTENTS
4	ATTACHMENT 2 DENNY TRIANGLE GOALS AND POLICIES
5	ATTACHMENT 3 AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT
6	ATTACHMENT 4 CAPITAL FACILITIES AND UTILITIES INVENTORY AND ANALYSES AND TRANSPORTATION ANALYSES
7	ATTACHMENT 5 AMENDMENTS TO COMPREHENSIVE PLAN APPENDICES
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ATTACHMENT 1

THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

Table of Contents

Denny Triangle

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ATTACHMENT 2

DENNY TRIANGLE GOALS AND POLICIES HOUSING

- H1. A diverse residential neighborhood with an even distribution of income levels.
- P1. Seek an even distribution of household income levels.
- P2. Explore the use of bonuses, zoning, TDR's and City investment to encourage housing throughout the Denny Triangle Neighborhood.
- P3. Maintain a supply of low-income units in the Denny Triangle neighborhood throughout the life of the plan.

LAND USE

- LU1. A mixed-use neighborhood that combines commercial office space, retail sales and services, social and public services, and a residential population.
- P1. Consider a variety of land use tools, including increased height limits and floor area ratios, design review processes, bonuses for public benefit features and exempting housing and retail space from floor area ratio to stimulate both residential and commercial development.
- P2. Encourage a mix of low, moderate and market rate affordable housing throughout the neighborhood, incorporated into projects that mix commercial and residential development within the same projects.
- P3. Support creation of "residential enclaves" of predominantly residential development along key green street couplets at 9th and Terry Avenues and Bell and Blanchard Streets identifiable as residential neighborhoods by small parks, improved streetscapes, retail functions and transportation improvements that support neighborhood residents and employees alike.

URBAN FORM

- UF1. A diverse, mixed-use character that provides a transit and pedestrian-friendly atmosphere.
- P1. Encourage the development of gateway markers at major entryways to the neighborhood along Denny Way.
- P2. Encourage redevelopment of small triangular parcels as neighborhood gateways.
- P3. Encourage the creation of new open spaces, including at Westlake Circle and at the Olive/Howell wedge.
- P4. Encourage the creation of open space as part of new public projects.
- P5. Support redevelopment of Westlake Boulevard as a boulevard.
- P6. Designate and support the development of green streets in the neighborhood.

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- One acre of Village Open Space per 1,000 households;
- All locations in the village must be within approximately 1/8 mile of Village Open Space;
- Dedicated open space must be at least 10,000 square feet in size, publicly accessible and usable for recreation and social activities;
- There should be at least one usable open space of at least one acre in size where the existing and target households total 2,500 or more;
- One indoor, multiple use recreation facility;
- One dedicated community garden for each 2,500 households in the Village, with at least one dedicated garden site.

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TRANSPORTATION

T1. Reduce external transportation impacts while improving internal access and circulation.

- P1. Encourage the integration of Westlake Avenue into the neighborhood physically, aesthetically, and operationally, while maintaining its arterial functions.
- P2. Use partnerships with transit providers to improve the basic transit route structure, system access and connectivity to better serve the neighborhood.
- P3. Seek ways to improve safety and convenience of bicycle travel within and through the neighborhood.
- P4. Explore ways to improve pedestrian safety and convenience along and across the arterials in the neighborhood.
- P5. Consider development of traffic improvement plans to lessen the impact of regional automobile traffic on the Denny Triangle neighborhood.

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ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

L21

Promote the balance of uses in each urban center or urban center village indicated by one of the following functional designations, assigned as follows:

Functional Designation	Urban Center Village
* * *	

3. Mixed residential and employment	<u>Denny Triangle</u>
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* * *

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ATTACHMENT 4

CAPITAL FACILITIES AND UTILITIES INVENTORIES AND ANALYSES AND TRANSPORTATION ANALYSES

Table 1

*Inventory for Facilities and Utilities Serving
Danny Triangle (Westlake) Urban Center Village*

Facility Type	Name	Location	Capacity	Information Sources/Comments
Fire Station ¹	SFD 10	301 2nd Ave. S	Engine Co., Ladder Co., Battalion, Aid Co., Hazmat Van	Seattle Fire Department
	SFD 5	925 Alaskan Way	Engine Co., Fireboat	
	SFD 2	2334 4th Ave.	Engine Co., Ladder Co., Aid Co.	
	SFD 25	1300 E. Pine St.	Engine Co., Ladder Co., Battalion, Aid Car, Power Unit	
Police Station	West Precinct	Public Safety Bldg., 610 3rd Ave.	11.59 sq. mi. service area, 1994 population 64,699	Seattle Police Department Patrol units are allocated according to the clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ²	John Hay Elementary	201 Garfield	414 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
	Lowell Elementary	1058 E. Mercer St.	391 students	
	Minor Elementary	1701 E. Union St.	391 students	
	Gabert Elementary	1301 E. Yesler Way	414 students	
Library	All 10 Middle Schools			Seattle Public Library Statistical Report, EDL&A, December 1992
	All 10 High Schools			
	Downtown Main Library	1000 4th Ave.	166,092 sq. ft. Downtown pop 21,904 Citywide pop 1990 516,334 or .32 sq. ft/capita	

¹ For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.

² The nearest station is listed: Fire and Emergency Medical Services are generally provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to serious medical emergencies.

³ Through the student assignment plan, the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.

Facility Type	Name	Location	Capacity	Information Sources/Comments
Parks	Westlake Park	Westlake & Pine St. Within 1/8 mi.	1 ac: Planting, stage, waterwall, decorative paving	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	Denny Park	Dexter Ave. N & Denny Way Within 1/8 mi.	5.0 ac: Landscaping, walkways, parking, Park Department offices	
	Boren-Pike-Pine Park	Boren Av. & Pike St. Within 1/8 mi.	0.6 ac: I-5 viewpoint, benches, 4 columns, art work	
	McGrav. Square	Stewart St. & Westlake Ave Within 1/8 mi.	0.2 ac: Street triangle, statue of John H. McGraw	
	Regrade Park	3rd Ave. & Bell St. Within 1/4 mi.	0.3 ac: Lawns, walks, play area, landscaping, artwork	
	Freeway Park	6th Ave. & Seneca Within 1/4 mi.	5.0 ac: Walks, landscaping, waterfalls, restrooms	
Electrical Power	Broad Street Substations	319 - 6th Ave. N	180 Megawatts 218 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Downtown forecast area, which has a total capacity of 422 megawatts.
Water	This village is located in the 316 pressure zone. Water for this village comes from the Cedar River supply. Storage is provided by the Lincoln Reservoir (Nagel Pl. & E. Howell St.) and Beacon Reservoir (Beacon Ave. S & S Spokane St.) See Map for system locations.		Lincoln Reservoir: 21 million gallons Beacon Reservoir: 61 million gallons Supply mains were constructed primarily before 1949. Pipes are predominately of cast iron.	Seattle Water Department, October-November, 1996 In this pressure zone, elevations range from 55-160 feet above sea level; static water pressure ranges from 68-113 pounds per square inch. ⁴ The minimum pressure is considered very good.
Drainage & Wastewater	This village is served by a Combined system. See Map for system locations		With Combined systems, existing sewage flows constitute about 5% of pipe capacity, with the remainder for stormwater flows. Capacity of the combined systems in this area is considered adequate. Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) are performed as needed which may enhance system capacity.	Seattle Drainage and Wastewater Utility, November 1996 Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.

⁴ Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

Table 2
Capital Facilities and Utilities Analysis
Denny Triangle (Westlake) Urban Center Village

Expected 6-yr. HH Growth: 96%
 Expected 20-yr HH Growth: 3,500
 Land Area: 143 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁵	20-year growth	
Fire	None	None expected at this time.	Fire Station 10 has an average response time of 2.99 minutes for emergency medical calls and 3.71 minutes for fire calls. Fire Station 5 has an average response time of 2.63 minutes for emergency medical calls and 3.61 minutes for fire calls. Fire Station 2 has an average response time of 3.17 minutes for emergency medical calls and 3.85 minutes for fire calls. Fire Station 25 has an average response time of 3.21 minutes for emergency medical calls and 4.01 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. Response times for all these stations meet industry standards and are expected to for the next six years.
Police	A new West Precinct, opening in 1998, is expected to be adequate to accommodate SPD activities that may result from the increased population.	None expected at this time.	In 1998 the Police Department will conduct a Police Precinct Planning Study intended to address the impacts of the shifting emphasis toward community policing techniques on the need for and nature of precinct-related facilities. The project will also contain an operational plan for precinct-based operations and a facilities plan for supporting those operations. Different facility requirements may be identified and planned for as a result of this study.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Physical goals for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase Two of the School District's Building Excellence program includes projects at the following neighborhood schools: <ul style="list-style-type: none"> • Lowell: Demolition, all new construction • Minor: Partial demolition, modernization, new addition Voters have not yet approved funds for this phase.

⁵ An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ^s	20-year growth	
Electricity	None	None expected at this time.	<p>Electrical demand from this village is estimated to increase by 7.9 annual average megawatts and 14.8 megawatts in a peak hour in 6 years.</p> <p>This village is located in City Light's Downtown forecast area. In 6 years, capacity in this forecast area will be 422 megawatts, and demand is expected to be 301 megawatts. In 20 years, capacity in this forecast area will be 422 megawatts, and demand is expected to be 373 megawatts. In both years, capacity is more than adequate to meet demand.</p>
Water	None	None expected at this time.	<p>Current peak day demand estimate: 4.6 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 6.7 mgd or 45% increase. Peak day demand estimate in 20 years: 10.3 mgd or 125% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed. A common practice downtown is to replace water mains when street surface improvements such as transit related repaving projects, are undertaken.</p>
Drainage and Wastewater	No new facilities are expected because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>

Table 3
Transportation Analysis⁶ for
Downtown Urban Center including Denny Triangle (Westlake) Urban Center
Village

Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
North of Seneca	1st Ave	Minor	Northbound	0.9	1.1
	2nd Ave	Principal	Southbound	0.7	1.0
	3rd Ave	Principal			
	4th Ave	Principal			
	5th Ave	Minor			
	6th Ave	Principal			
North of Blanchard	Elliott Ave	Principal	Northbound	0.5	0.5
	Western Ave	Minor	Southbound	0.9	1.0
	1st Ave	Minor			
	2nd Ave	Principal			
	3rd Ave	Minor			
	4th Ave	Principal			
	5th Ave	Minor			
	6th Ave	Principal			
	7th Ave	Minor			
	8th Ave	Minor			
	9th Ave	Minor			
	Westlake Ave	Principal			
East of 9th Ave	Lenora St.	Non	Eastbound	0.5	0.6
	Virginia St.	Minor	Westbound	0.3	0.4
	Stewart St.	Principal			
	Howell St.	Principal			
	Olive Way	Principal			
	Pine St.	Principal			
	Pike St.	Principal			
West of I-5	Pike/Pine on ramp	Principal	Eastbound	0.6	0.7
	Pine St.	Principal	Westbound	0.7	0.8
	Pike St.	Principal			
	8th Ave	Minor			
	Union off ramp	Principal			
	University on ramp	Principal			
	Seneca St.	Principal			

⁶ The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

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Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
West of I-5 Cont.	Seneca off ramp	Principal			
	Spring St.	Principal			
	Spring on ramp	Principal			
	Madison St.	Principal			
	Columbia off ramp	Principal			
	Columbia/Cherry on	Principal			
	Cherry St.	Principal			
	Jamez St.	Principal			
	James/6th on ramp	Principal			
	6th Ave.	Principal			
	Yesler St.	Minor			
South of Jackson	Alaskan Way	Principal	Northbound	0.6	0.7
	Alaskan Way Viaduct	Principal	Southbound	0.7	0.9
	1st Ave S	Minor			
	2nd Ave S	Minor			
	4th Ave S	Principal			
	5th Ave S	Minor			

Traffic volumes were forecasted for the arterial streets in the center. Next, volumes were summed for all arterials crossing a "screenline," or an imaginary line that intersects the streets travelling through the area. The sum of volumes was compared to the sum of the capacities of arterials crossing the screenline, creating a volume-to-capacity (V/C) ratio. The V/C ratio across a screenline is an indicator of congestion. This method of measurement takes into account that drivers may make choices within an urban center among arterial streets and alternative modes.

The table above shows existing screenline V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for four screenlines in the Downtown Urban Center. The existing V/C ratios are estimated from traffic counts collected in 1992 through 1995. Compare existing V/C ratios to the 2010 forecast to see the potential change over 20 years.

The V/C ratio can be used to identify areas where neighborhood or citywide transportation plans could encourage changes in travel behavior (e.g., mode, time of travel, destination) or improve operation of the street (e.g., by changing signal timing and the like). The use of screenlines allows flexibility in selecting improvement measures and locations within the urban center. The capacity of a street or

screenline is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

Arterial screenlines with a V/C ratio exceeding 1.0 now or possibly in the future might warrant attention in a neighborhood plan. High V/C ratios may be tolerable if the result is to shift people into other modes, or is a result of the development densities necessary for a vital urban village.

Existing conditions: Two screenlines have a V/C ratio of 0.9: north of Seneca in the northbound direction and north of Blanchard in the southbound direction. The screenline north of Seneca covers all traffic through the urban center in the north south direction.

The other screenlines have V/C ratios of 0.7 or less.

Future conditions: The V/C ratio on the North of Seneca screenline is projected to increase to 1.1 in the northbound direction and 1.0 in the southbound direction. The V/C ratio on North of Blanchard southbound would increase to 1.0.

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ATTACHMENT 5

AMENDMENTS TO COMPREHENSIVE PLAN APPENDICES

LAND USE APPENDIX C

Village/Center

Acres

Westlake Denny Triangle

0

CAPITAL FACILITIES APPENDIX C

Amend the Inventory of Facilities Serving Urban Centers and Villages to reflect the name change of the Westlake Urban Center Village to the Denny Triangle Urban Center Village.

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City of Seattle
Strategic Planning Office

Lizanne Lyons, Director
Paul Schell, Mayor



MEMORANDUM

DATE: September 9, 1996

TO: Councilmember Richard Conlin, Chair
Neighborhoods, Growth Planning and Civic Engagement Committee

FROM: Norm Schwab, Assistant Director, Strategic Planning Office
Karma Ruder, Director, Neighborhood Planning Office

SUBJECT: Denny Triangle Neighborhood Plan

We are pleased to transmit to you the Approval and Adoption Package for the Denny Triangle Urban Center Village. Attached to this memorandum, for your information, are an Executive Report, a summary of the outreach activities of this planning effort, and the Comprehensive Plan consistency checklist for the Denny Triangle Neighborhood Plan. The package includes:

1. A proposed Plan Approval Resolution to recognize the Denny Triangle Neighborhood Plan and approve a matrix of Executive responses to the plan's recommended activities to implement the plan.
2. A proposed Comprehensive Plan Amendment Ordinance to:
 - change the name of the "Westlake Urban Center Village" to "Denny Triangle Urban Center Village;"
 - confirm the designations and growth targets of the Denny Triangle Urban Center Village;
 - maintain single purpose residential uses in commercial zones as conditional uses;
 - incorporate Denny Triangle goals and policies, capital facilities and utilities inventories and analyses and transportation analyses for the urban village into the Neighborhood Plans volume of the Comprehensive Plan.

The Denny Triangle Approval and Adoption Matrix is divided into three sections:

- *Key Strategies*, through which a neighborhood indicates to the City which recommendations are pivotal to the plan's success. Generally, these strategies have a geographic or thematic focus, and the specific recommendations in them are linked. The Executive's response focuses on the first steps needed to implement these strategies.
- *Additional Activities for Implementation* are clearly defined activities that are not directly associated with a Key Strategy, but have specific Executive recommended actions.

Strategic Planning Office - 600 Fourth Ave., Room 300, Seattle, Washington 98104 (206) 684-8080 Fax: (206) 233-0085

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Memo to Councilmember 1 .ard Conlin
Page 2
September 8, 1998

- *Activities for Long Term Consideration* are activities that, for a variety of reasons, are not yet ready for a formal City response or are intended to be implemented several years in the future.

SPO, NPO and other City staff look forward to working with the City Council through the plan adoption process for the Denny Triangle Neighborhood Plan.

We wish to thank the members of the Denny Triangle Planning Committee for their hard work.

If you have any questions, please feel free to contact Norm Schwab at 684-8157 or Karma Ruder at 684-8493.

Attachments

cc: Nick Licata
Martha Choe
Geri Beardsley
Bob Morgan
Tom Byers
Denna Cline
Lizanne Lyons
Jim Diers
Marty Curry
Norm Schwab
Karma Ruder
John Eske'in
Lish Whitson
John Mills



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ATTACHMENT 1

EXECUTIVE REPORT ON THE PROPOSED DENNY TRIANGLE NEIGHBORHOOD PLAN September 4, 1998

I. Introduction

The Denny Triangle Urban Center Village is one of five urban villages in the Downtown Urban Center. Named the Westlake Urban Center Village in the Comprehensive Plan, it covers an area bounded by Denny Way to the North, 5th and 6th Avenues to the Southwest, Olive Way and Pike Street to the Southeast and I-5 to the east.

The plan is structured around four Key Strategies, and four topic areas. The Key Strategies are:

- Amend Zoning and Bonus System to Stimulate Housing Development
- Neighborhood Improvements to Create Residential Enclaves along Designated Green Streets
- Transportation and Traffic Circulation Improvements
- Convention Place Station

The topic areas are: Housing, Land Use, Urban Form, and Transportation.

For the most part, the Executive supports the Denny Triangle neighborhood plan. However, many of the Denny Triangle recommendations will take a large amount of effort and/or money on the part of the City for which specific commitments cannot be made at this time. Many of the recommendations will require significant levels of coordination with other jurisdictions. The plan contains some recommendations which could easily be implemented by the City, once funding is identified. Some other recommendations could be implemented by the community without support from the City or with financial support from the Neighborhood Matching Fund.

II. Background

Neighborhood Planning in the Denny Triangle began in 1995, through the Denny Triangle Association. The Denny Triangle Planning Committee formally began Phase I in June of 1996. Over the next two years, the committee conducted an extensive outreach program featuring a citizen survey, presentations at community group meetings, displays at community events and a well-attended validation celebration. This work led to creation of a generally recognized Vision and Scope of Work for Phase II that focused on key land use, open space, transportation and housing issues.

In Phase II subcommittees were formed and consultants were hired to study and prepare analyses and recommendations on the issues of housing, land use, urban form and transportation. Three community events were held during Phase II: a "visioning" event to

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confirm the Scope of Work, an "alternatives fair" to review planning options, and a Validation event to confirm the work of the Planning Committee. The Denny Triangle has worked closely with the Downtown Urban Center Planning Group to develop Downtown-wide recommendations (see the *Denny Triangle Outreach Report, Attachment 2*).

III. Comprehensive Plan Consistency

Goals and policies prepared by NPO for the Denny Triangle Neighborhood Planning Committee were reviewed and edited by the neighborhood and SPO staff. The Executive recommends their inclusion in the Comprehensive Plan, as noted in the proposed ordinance.

The Denny Triangle neighborhood plan confirms the goals and policies of Seattle's Comprehensive Plan for this area. The urban center village designation and planning estimates are confirmed. The urban center village boundary will be confirmed along with all other Downtown Urban Center villages when the Council adopts the Downtown Urban Center Plan.

The Capital Facilities and Utilities inventory and analysis and the transportation analysis for the Denny Triangle Urban Center Village has been reviewed and accepted by the community for inclusion in the Comprehensive Plan. Please see *Comprehensive Plan Consistency Checklists* for the Denny Triangle Urban Center Village (Attachment 3).

The Denny Triangle Neighborhood Plan carries out the vision of the Comprehensive Plan. Its Key Strategies are intended to create quiet, tree lined streets with high-density mixed-income residential buildings in the middle of a mixed-use downtown neighborhood. Development and growth are encouraged, as is the development of open and green spaces in order to serve that additional growth. The neighborhood's vision for the Convention Center Place Station is an exciting vision for implementing the Comprehensive Plan: a mixed-use development combining residential and commercial uses, public facilities and open space on top of the existing bus tunnel station.

IV. Highlights of Executive Responses to the Plan

1. Amend Zoning and Bonus System to Stimulate Housing Development

The Planning Committee has recommended major changes to Downtown Zoning. The Executive strongly supports the goals of this key objective. However, it raises concerns about impacts on surrounding neighborhoods. The recommended changes would increase height and floor area ratios throughout the Denny Triangle neighborhood. The City will seek refinement of these proposals and additional investigation of their impacts, through the Downtown Urban Center Planning Group.

The neighborhood is proposing that alley vacation processes be simplified. SEATLAN is talking with the neighborhood to determine how the process can be simplified given the existing budget and the adopted guidelines for street vacations.



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2. Neighborhood Improvements to Create Residential Enclaves along Designated Green Streets

The neighborhood's vision is for development of residential buildings along and between couplets of Green Streets. Green Streets are streets that have been developed to act as open space or parks in high density areas where it will be difficult to develop new parks and other open spaces. Bell and Blanchard are currently designated Green Streets. Terry is as well. The neighborhood is proposing adding 9th Avenue, currently designated as a minor arterial, as a new green street. The current traffic load on 9th is low enough that SEATRAN will consider changing its designation to a non-arterial. The next step in implementing this proposal is developing a design for 9th. This will help to determine what types of funding sources are appropriate to develop this green street (the neighborhood is looking for a significant City funding commitment). A preliminary design will also help to determine if a green street designation is needed or if improvements can be made that will meet the neighborhood's goals without changing the street's arterial designation.

3. Transportation and Traffic Circulation Improvements

The neighborhood is concerned about traffic bottlenecks that result from the freeway exits and entrances at I-5 and Stewart and Yale, and Aurora at Denny. These bottlenecks are a result of the high numbers of people traveling in and out of Downtown Seattle. SEATRAN is making some small improvements in these areas, but is not able to alleviate the bottlenecks without major work by WSDOT to reconfigure Downtown freeway entrances and exits. Such a change might only shift the bottlenecks to another location within the Denny Triangle neighborhood.

4. Convention Place Station

The neighborhood is proposing that the air rights above the Convention Place bus tunnel station be used for development of a mixed use development, including housing, commercial space, public facilities and open space. Sound Transit will not use this station in its current configuration for light rail trains, but its future use for regional buses will not be determined for at least six months. SPO will work with the neighborhood through the Station Area Planning process to determine how to move this activity forward.

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ATTACHMENT 2

DENNY TRIANGLE PLANNING COMMITTEE OUTREACH REPORT

Outreach Efforts

The Denny Triangle Planning Committee has held monthly meetings since January of 1997. During the past six months and at other critical times in the planning process, the Planning Committee has held two and sometimes three meetings a month. Regular meetings have been held on the 2nd Tuesday of the month (4 to 6 pm) at the Washington Book and Braille Library conference room.

The Denny Triangle Neighborhood planning project was organized by the Denny Triangle Neighborhood Association in 1996. The Planning Committee and the Neighborhood Association have held numerous joint meetings over the past two years, and continue to work closely together.

E-mail Communication Tree, Community Mailing Lists and Community Bulletin Boards:

Throughout Phase 2 the Planning Committee has maintained an E-mail communications tree for Planning Committee members and interested citizens. Meeting notices, draft plan documents and other information pertinent to the planning process have been e-mailed on a regular basis to planning committee members and other interested citizens. For those members of the community who do not have e-mail access, information has been faxed, mailed and posted in key locations in the Community. The Washington Book and Braille Library, Gethsemane Lutheran Church, Art Not Terminal Gallery and various building lobbies have been used for distribution of community newspapers and meeting flyers.

Community Newspaper

Three issues of "The Triangle", Denny Triangle Neighborhood News have been published and mailed to all addresses in the Denny Triangle. The newspaper has been used to distribute information on planning options, announce community planning events and to provide opportunities for feedback on the plan. The newspaper also provided information about the neighborhood planning program and served as an important focus for Neighborhood Plan review and validation.

Newsmedia Coverage

There have been a number of articles covering neighborhood planning, and current and future development activity in the Denny Triangle. Articles have appeared in the Daily Journal of Commerce, Puget Sound Business Journal, the Post Intelligencer and the Seattle Times. An article in the Daily Journal of Commerce, dated February 26, 1998 gave an extensive overview of the neighborhood planning process, based on interviews with Neighborhood Planning Committee Co-chairs. The article also described the many projects that are under development or planned for the area. The Federal Courthouse project, the Nordstrom office tower, project and the Convention Center expansion have

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received extensive coverage. The Neighborhood Planning Committee maintains an extensive file of news articles about neighborhood planning and related activities.

Surveys

During Phase 1, a mailed stakeholder survey was completed in September/October 1996. Over 200 responses were received from a wide range of stakeholders including property owners, residents, employees and business owners. The survey was used as the basis for developing a Phase 2 Scope of Work.

During Phase 2, three newsletters were mailed to all addresses in the neighborhood. Each newsletter contained a survey or questionnaire to be returned by mail or at community events. The first newsletter survey was used to confirm the vision of the community developed for the Phase 2 Scope of Work. The second newsletter survey was used to obtain feedback on proposed plan options, and the third newsletter survey was used for validation of the Draft Neighborhood Plan.

Neighborhood Events, including Validation Events

Phase 1

Following the tabulation of the Phase 1 survey results, the Denny Triangle Organizing Committee, in conjunction with the Denny Triangle Neighborhood Association, held a first neighborhood planning event. Postcards announcing the event held on November 18, 1996 were mailed to all addresses in the neighborhood and approximately 40 people participated in narrowing the range of possible issues salient to future planning. On February 26, 1997 a "Community Gathering" was held at Gethsemane Lutheran Church, where more than 60 people showed up to review and validate the Phase 2 Scope of Work. At this event, 20 volunteers agreed to become Planning Committee Members and were acknowledged by the group at large.

Phase 2

Three major community planning events were held during Phase 2. Each event coincided with publication of the community newspaper, and opportunities to respond to surveys. At the very beginning of Phase 2 (October 23, 1997), the neighborhood sponsored a walking tour and a "Discovering the Denny Triangle" event that was held in a parking lot at the intersection of Boren and Stewart. The event was intended to give participants a "hands on" view of the neighborhood and to provide an opportunity to comment on future directions to be considered in Phase 2.

The second event was a planning options event "Triangulating the Future", held on May 14, 1998. Over 75 people came to the commons area of Antioch University to view and comment on preliminary plan options. A questionnaire, "What Do You Think" was included in the Community Newspaper advertising the event. The questionnaire provided an opportunity to voice an opinion about three potential neighborhood planning alternatives. As the result of the event, a preferred alternative was developed by the Planning Committee as the basis for a draft plan.



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Denny Triangle Planning Committee Outreach Report
September 4, 1998

A final Neighborhood Plan validation event was held on September 1, 1998 at the Washington Book and Braille. At this final event, Planning Committee members and consultants presented an overview of the draft Neighborhood Plan and provided opportunities for comments. Comments received were all positive. They were some questions about how land use proposals might be implemented.

Outreach to Surrounding Communities

The Denny Triangle Planning Committee had numerous contacts with surrounding communities during the planning process. The most significant contact was through Planning Committee member participation in the Downtown Urban Center Planning Group (DUCPG). The Planning Committee worked cooperatively with the Commercial Core Neighborhood and the DUCPG Land Use Committee in forming key land use recommendations. The Planning Committee also maintained contacts with the Denny Regrade, South Lake Union/Cascade and Pike/Pine neighborhood planning committees.

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ATTACHMENT 3

COMPREHENSIVE PLAN CONSISTENCY CHECKLIST

For the Denny Triangle Urban Center Village in the Downtown Urban Center

Comprehensive Plan (CP policies indicated in parentheses)	Neighborhood Plan Recommendation #
Plan contains the following elements or statements that the current Comprehensive Plan policies adequately reflect the area's vision and goals (N14). • land use, housing, transportation, capital facilities & utilities.	See Denny Triangle Goals and Policies
Plan confirms or proposes amendments to the Urban Center boundary. • If amendments are proposed, Urban Center will meet Countywide Planning Policy criteria (L16).	No boundary changes are proposed.
Plan confirms or amends Urban Center growth targets. • If amendments are proposed, Urban Center will meet Countywide Planning Policy criteria (L16) and growth target will not exceed 80% of zoned development capacity (L55)	No amendments to the growth targets are proposed.
Plan addresses the urban center village's relationship with the entire urban center (L18)	Recommendations are consistent with the overall Downtown Plan. The Denny Triangle is a member of the Downtown Urban Center Planning Group (DUCPG). Some Denny Triangle recommendations will be considered as part of the Approval and Adoption process for DUCPG.
For each Urban Center Village, Plan establishes: • Designation (L18, L19).	The plan reaffirms the Urban Center Village designation for the Denny Triangle.
• Boundaries (L13, L19).	The plan reaffirms the preliminary Urban Center Village boundaries.
• Name (L19)	The plan proposes changing the name of the Urban Center Village from "Westlake" to "Denny Triangle"
• Primary functional designation (L21)	No changes are proposed.
• Household and employment growth targets (L59). Growth targets do not exceed 80% of zoned development capacity (L55)	Planning estimates are reaffirmed.

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Comprehensive Plan (CP policies indicated in parentheses)	Neighborhood Plan Recommendation #
Plan contains existing capital facilities inventory, and transportation, capital facilities and utilities analyses.	See Comprehensive Plan ordinance.
Urban village zoning will allow achievement of affordable housing goals in urban centers for households with incomes below 50% of median (H29).	Yes.
If Plan proposes changes to zoning map, proposed zoning changes meet the following requirements: <ul style="list-style-type: none"> • consistent with locational criteria in Land Use Code • Growth target does not exceed 80% of zoned development capacity (L55) • Any proposed additions of single family land to Urban Center Village are within five minutes walking distance or five blocks of a designated principal commercial street (L10, L50). • Any proposed upzones to single family land are within acreage limits listed in Land Use Appendix C (L74, L83). 	No specific map changes are proposed.
Optional (Not required for Comprehensive Plan consistency)	
Plan designates key pedestrian streets (T46)	No
Plan designates residential development emphasis areas (L23).	No
Plan uses tools and strategies to achieve affordable housing goals: <ul style="list-style-type: none"> • Ground-related housing (H12) • Transfer of development rights (H28) • Incentive zoning (downtown) (H27) 	The plan makes use of Transfer of Development Rights and Development Bonus programs to meet housing goals.
Plan addresses open space in villages and nearby areas (L148).	Yes. See Urban Form recommendations.
Plan proposes to modify open space goals (L147).	No.
Plan takes advantage of any of the following zoning tools to implement the urban villages strategy consistent with the Comprehensive Plan and Land Use Code: <ul style="list-style-type: none"> • Mapping new areas for Moderate and High density multifamily zoning (L96, L101) 	No.
• Residential small lot zone customized for the neighborhood (L82)	No.
• Flexibility in rezone criteria for rezoning of multifamily land to neighborhood commercial zones (L90)	No.
• Mapping of NC/R zones (L107)	No.
• Zoning overlay (L. G66, L125)	No.
• Changes to zoned height limits (L137)	Yes. See land use recommendations.

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I have reviewed the neighborhood plan goals and policies in relation to the Comprehensive Plan goals and policies and have identified no inconsistencies, except as noted above.

Checklist completed by: Lish Whitson

Date: September 2, 1998

Organization: Strategic Planning Office

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ORDINANCE _____

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the Denny Triangle Neighborhood Plan.

WHEREAS, on July 25, 1994, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element; and

WHEREAS, City Council Resolution 28966, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, a coalition of Denny Triangle neighborhood stakeholders came together to form a Denny Triangle Neighborhood Planning Committee in the winter of 1997 for the purpose of preparing a Neighborhood Plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, the Denny Triangle Planning Committee convened monthly meetings, special events and workshops open to everyone and regularly attended by dozens of citizens throughout the next twenty-one months; and

WHEREAS, The Denny Triangle Planning Committee conducted an extensive Phase I outreach process featuring a citizen survey, presentations at community group meetings, displays at community events and a well-attended validation celebration, all of which led to creation of a generally recognized Vision and Scope of Work for Phase II that focused on key land use, open space, transportation and housing issues; and

WHEREAS, the Phase I outreach process also created a list of priority planning topics and resulted in the selection of members for a Planning Committee to lead Phase II planning; and

WHEREAS, in Phase II subcommittees were formed and consultants were hired to study and prepare analyses and recommendations on the issues of housing, land use, urban form and transportation; and

WHEREAS, a final plan incorporating Key Integrated Activities, additional activities for implementation and activities for long term consideration was completed, reviewed and approved by the Denny Triangle Planning Committee and validated by the community in response to a community-wide mailer and validation meeting; and

WHEREAS, the Denny Triangle Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

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1 WHEREAS, the Council finds that the proposed amendments are consistent with the Growth
2 Management Act, and will protect and promote the health, safety and welfare of the
3 general public;

4 NOW THEREFORE,

5 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

6 Section 1. The Seattle Comprehensive Plan, as adopted by Ordinance 117221 and
7 last amended by Ordinance _____, is hereby amended as follows:

- 8 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive
9 Plan is hereby amended to add Denny Triangle, as shown in Attachment 1.
- 10 B. The Denny Triangle Plan goals and policies, as shown in Attachment 2 to this
11 Ordinance, are hereby incorporated into the Neighborhood Plans volume of the
12 Comprehensive Plan.
- 13 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in
14 Attachment 3 to this Ordinance to confirm the designation and growth targets for the
15 Denny Triangle Urban Center Village.
- 16 D. The Neighborhood Plans volume, Denny Triangle section, is hereby amended to
17 include the capital facilities and utilities inventory and analyses and transportation
18 analyses shown in Attachment 4 to this Ordinance.
- 19 E. Land Use Appendix B is hereby amended to reflect the final growth targets for the
20 Denny Triangle Urban Center Village, as shown in Attachment 6 to this Ordinance.
- 21 F. Land Use Appendix C and Capital Facilities Appendix C are hereby amended to
22 reflect the name change of the Westlake Urban Center Village to the Denny Triangle
23 Urban Center Village, as shown in Attachment 7 to this Ordinance.

20 Section 2. The amendments contained in Section 1 of this ordinance constitute an
21 adopted neighborhood plan.

22 Section 3. This ordinance shall take effect and be in force thirty (30) days from
23 and after its approval by the Mayor, but if not approved and returned by the Mayor within ten

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1 (10) days after presentation, it shall take effect as provided by Municipal Code Section
2 1.04.020.

3 Passed by the City Council the _____ day of _____, 1998, and
4 signed by me in open session in authentication of its passage this _____ day of
5 _____, 1998.

6 _____
7 President of the City Council

8 Approved by me this _____ day of _____, 1998.

9 _____
10 Paul Schell, Mayor

11 Filed by me this _____ day of _____, 19____.

12 _____
13 City Clerk

14 (SEAL)

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LW:cc
Dt-ord
September 9, 1998
Ver. 1

1 LIST OF ATTACHMENTS

2	ATTACHMENT 1	TABLE OF CONTENTS
3	ATTACHMENT 2	DENNY TRIANGLE GOALS AND POLICIES
4	ATTACHMENT 3	AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT
5	ATTACHMENT 4	CAPITAL FACILITIES AND UTILITIES INVENTORY AND ANALYSES AND TRANSPORTATION ANALYSES
6	ATTACHMENT 5	COMPREHENSIVE PLAN LAND USE APPENDIX B
7	ATTACHMENT 6	AMENDMENTS TO COMPREHENSIVE PLAN APPENDICIES

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ATTACHMENT 1

THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

Table of Contents

Ballard Interbay Northend Manufacturing/Industrial Center
Central
Chinatown/International District
Crown Hill/Ballard
Denny Triangle
Eastlake
MLK@Holly Street
South Park
Pioneer Square
University District Urban Center
Wallingford

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ATTACHMENT 2

DENNY TRIANGLE GOALS AND POLICIES
HOUSING

H1. A diverse residential neighborhood with an even distribution of income levels.

- P1. Seek an even distribution of household income levels.
- P2. Explore the use of bonuses, zoning, TDR's and City investment to encourage housing throughout the Denny Triangle Neighborhood.
- P3. Maintain a supply of low-income units in the Denny Triangle neighborhood throughout the life of the plan.

LAND USE

LU1. A mixed-use neighborhood that combines commercial office space, retail sales and services, social and public services, and a residential population.

- P1. Consider a variety of land use tools, including increased height limits and floor area ratios, design review processes, bonuses for public benefit features and exempting housing and retail space from floor area ratio to stimulate both residential and commercial development.
- P2. Encourage a mix of low, moderate and market rate affordable housing throughout the neighborhood, incorporated into projects that mix commercial and residential development within the same projects.
- P3. Support creation of "residential enclaves" of predominantly residential development along key green street couplets at 9th and Terry Avenues and Bell and Blanchard Streets identifiable as residential neighborhoods by small parks, improved streetscapes, retail functions and transportation improvements that support neighborhood residents and employees alike.

URBAN FORM

UF1. A diverse, mixed-use character that provides a transit and pedestrian-friendly atmosphere.

- P1. Encourage the development of gateway markers at major entryways to the neighborhood along Denny Way.
- P2. Encourage redevelopment of small triangular parcels as neighborhood gateways.
- P3. Encourage the creation of new open spaces, including at Westlake Circle and at the Olive/Howell wedge.
- P4. Encourage the creation of open space as part of new public projects.
- P5. Support redevelopment of Westlake Boulevard as a boulevard.
- P6. Designate and support the development of green streets in the neighborhood.

TRANSPORTATION

T1. Reduce external transportation impacts while improving internal access and circulation.

- P1. Encourage the integration of Westlake Avenue into the neighborhood physically, aesthetically, and operationally, while maintaining its arterial functions.
- P2. Use partnerships with transit providers to improve the basic transit route structure, system access and connectivity to better serve the neighborhood.
- P3. Seek ways to improve safety and convenience of bicycle travel within and through the neighborhood.
- P4. Explore ways to improve pedestrian safety and convenience along and across the arterials in the neighborhood.
- P5. Consider development of traffic improvement plans to lessen the impact of regional automobile traffic on the Denny Triangle neighborhood.

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ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

L21

Promote the balance of uses in each urban center or urban center village indicated by one of the following functional designations, assigned as follows:

Functional Designation	Urban Center Village
3. Mixed residential and employment	Westlake <u>Denny Triangle</u>

G36

Achieve the following 20-year growth targets in urban villages:

	Residential Growth	Employment Growth
Denny Triangle	approx 3,500 households	approx 23,600 jobs

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ATTACHMENT 4

CAPITAL FACILITIES AND UTILITIES INVENTORIES AND ANALYSES AND TRANSPORTATION ANALYSES

Table 1
Inventory for Facilities and Utilities Serving
Denny Triangle (Westlake) Urban Center Village

Facility Type	Name	Location	Capacity	Information Sources/Comments
Fire Station ¹	SFD 10	301 2nd Ave. S	Engine Co., Ladder Co., Battalion, Aid Co., Hazmat Van	Seattle Fire Department
	SFD 5	925 Alaskan Way	Engine Co., Fireboat	
	SFD 2	2334 4th Ave.	Engine Co., Ladder Co., Aid Co.	
	SFD 25	1300 E. Pine St.	Engine Co., Ladder Co., Battalion, Aid Car, Power Unit	
Police Station	West Precinct	Public Safety Bldg., 610 3rd Ave.	11.59 sq. mi. service area, 1994 population 64,699	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ²	John Hay Elementary	201 Garfield	414 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
	Lowell Elementary	1056 E. Mercer St.	391 students	
	Minor Elementary	1701 E. Union St.	391 students	
	Gatzert Elementary	1301 E. Yesler Way	414 students	
Library	All 10 Middle Schools			
	All 10 High Schools			
	Downtown Main Library	1000 4th Ave.	166,092 sq. ft. Downtown pop 21,904 Citywide pop 1990 516,334 or .32 sq. ft./capita	Seattle Public Library Statistical Report, EDL&A, December 1992

¹ For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.

² The nearest station is listed; Fire and Emergency Medical Services are generally provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to serious medical emergencies.

³ Through the student assignment plan, the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.

Facility Type	Name	Location	Capacity	Information Sources/Comments
Parks	Westlake Park	Westlake & Pine St. Within 1/8 mi.	1 ac: Planting, stage, waterwall, decorative paving	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	Denny Park	Dexter Ave. N & Denny Way Within 1/8 mi.	5.0 ac: Landscaping, walkways, parking, Park Department offices	
	Boren-Pike-Pine Park	Boren Av. & Pike St. Within 1/8 mi.	0.6 ac: 1-5 viewpoint, benches, 4 columns, art work	
	McGraw Square	Stewart St. & Westlake Ave Within 1/8 mi.	0.2 ac: Street triangle, statue of John H. McGraw	
	Rograde Park	3rd Ave. & Bell St. Within 1/4 mi.	0.3 ac: Lawns, walks, play area, landscaping, artwork	
	Freeway Park	6th Ave. & Seneca Within 1/4 mi.	5.0 ac: Walks, landscaping, waterfalls, restrooms	
Electrical Power	Broad Street Substations	319 - 6th Ave. N	180 Megawatts 218 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Downtown forecast area, which has a total capacity of 422 megawatts.
Water	This village is located in the 316 pressure zone. Water for this village comes from the Cedar River supply. Storage is provided by the Lincoln Reservoir (Nagel Pl. & E. Howell St.) and Beacon Reservoir (Beacon Ave. S & S Spokane St.) See Map for system locations		Lincoln Reservoir: 21 million gallons Beacon Reservoir: 61 million gallons Supply mains were constructed primarily before 1949. Pipes are predominately of cast iron.	Seattle Water Department, October-November, 1996 In this pressure zone, elevations range from 55-160 feet above sea level; static water pressure ranges from 68-113 pounds per square inch. ⁴ The minimum pressure is considered very good.
Drainage & Wastewater	This village is served by a Combined system. See Map for system locations		With Combined systems, existing sewage flows constitute about 5% of pipe capacity, with the remainder for stormwater flows. Capacity of the combined systems in this area is considered adequate. Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) are performed as needed which may enhance system capacity.	Seattle Drainage and Wastewater Utility, November 1996 Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.

⁴ Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

Table 2
Capital Facilities and Utilities Analysis
Denny Triangle (Westlake) Urban Center Village

Expected 6-yr. HH Growth: 967
 Expected 20-yr HH Growth: 3,500
 Land Area: 143 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁵	20-year growth	
Fire	None	None expected at this time.	Fire Station 10 has an average response time of 2.99 minutes for emergency medical calls and 3.71 minutes for fire calls. Fire Station 5 has an average response time of 2.63 minutes for emergency medical calls and 3.61 minutes for fire calls. Fire Station 2 has an average response time of 3.17 minutes for emergency medical calls and 3.85 minutes for fire calls. Fire Station 25 has an average response time of 3.21 minutes for emergency medical calls and 4.01 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. Response times for all these stations meet industry standards and are expected to for the next six years.
Police	A new West Precinct, opening in 1998, is expected to be adequate to accommodate SPD activities that may result from the increased population.	None expected at this time.	In 1998 the Police Department will conduct a Police Precinct Planning Study intended to address the impacts of the shifting emphasis toward community policing techniques on the need for and nature of precinct-related facilities. The project will also contain an operational plan for precinct-based operations and a facilities plan for supporting those operations. Different facility requirements may be identified and planned for as a result of this study.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Physical goals for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase Two of the School District's Building Excellence program includes projects at the following neighborhood schools: <ul style="list-style-type: none"> • Lowell: Demolition, all new construction • Minor: Partial demolition, modernization, new addition Voters have not yet approved funds for this phase.

⁵ An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth	20-year growth	
Electricity	None	None expected at this time.	<p>Electrical demand from this village is estimated to increase by 7.9 annual average megawatts and 14.8 megawatts in a peak hour in 5 years.</p> <p>This village is located in City Light's Downtown forecast area. In 6 years, capacity in this forecast area will be 422 megawatts, and demand is expected to be 301 megawatts. In 20 years, capacity in this forecast area will be 422 megawatts, and demand is expected to be 373 megawatts. In both years, capacity is more than adequate to meet demand.</p>
Water	None	None expected at this time.	<p>Current peak day demand estimate: 4.6 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 6.7 mgd or 45% increase. Peak day demand estimate in 20 years: 10.3 mgd or 125% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed. A common practice downtown is to replace water mains when street surface improvements, such as transit related repaving projects, are undertaken.</p>
Drainage and Wastewater	No new facilities are expected because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>

Table 3
Transportation Analysis^a for
Downtown Urban Center including Denny Triangle (Westlake) Urban Center
Village

Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
North of Seneca	1st Ave	Minor	Northbound	0.9	1.1
	2nd Ave	Principal	Southbound	0.7	1.0
	3rd Ave	Principal			
	4th Ave	Principal			
	5th Ave	Minor			
	6th Ave	Principal			
North of Blanchard	Elliott Ave	Principal	Northbound	0.5	0.5
	Western Ave	Minor	Southbound	0.9	1.0
	1st Ave	Minor			
	2nd Ave	Principal			
	3rd Ave	Minor			
	4th Ave	Principal			
	5th Ave	Minor			
	6th Ave	Principal			
	7th Ave	Minor			
	8th Ave	Minor			
	9th Ave	Minor			
	Westlake Ave	Principal			
East of 9th Ave	Lenora St.	Non	Eastbound	0.5	0.6
	Virginia St.	Minor	Westbound	0.3	0.4
	Stewart St.	Principal			
	Howell St.	Principal			
	Olive Way	Principal			
	Pine St.	Principal			
	Pike St.	Principal			
West of I-5	Pike/Pine on ramp	Principal			
	Pike/Pine on ramp	Principal	Eastbound	0.6	0.7
	Pine St.	Principal	Westbound	0.7	0.8
	Pike St.	Principal			
	8th Ave	Minor			
	Union off ramp	Principal			
	University on ramp	Principal			
	Seneca St.	Principal			

^a The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

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Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
West of I-5 Cont.	Seneca off ramp	Principal			
	Spring St.	Principal			
	Spring on ramp	Principal			
	Madison St.	Principal			
	Columbia off ramp	Principal			
	Columbia/Cherry on	Principal			
	Cherry St.	Principal			
	James St.	Principal			
	James/6th on ramp	Principal			
	6th Ave.	Principal			
	Yesler St.	Minor			
South of Jackson	Alaskan Way	Principal	Northbound	0.6	0.7
	Alaskan Way Viaduct	Principal	Southbound	0.7	0.9
	1st Ave S	Minor			
	2nd Ave S	Minor			
	4th Ave S	Principal			
	5th Ave S	Minor			

Traffic volumes were forecasted for the arterial streets in the center. Next, volumes were summed for all arterials crossing a "screenline," or an imaginary line that intersects the streets traveling through the area. The sum of volumes was compared to the sum of the capacities of arterials crossing the screenline, creating a volume-to-capacity (V/C) ratio. The V/C ratio across a screenline is an indicator of congestion. This method of measurement takes into account that drivers may make choices within an urban center among arterial streets and alternative modes.

The table above shows existing screenline V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for four screenlines in the Downtown Urban Center. The existing V/C ratios are estimated from traffic counts collected in 1992 through 1995. Compare existing V/C ratios to the 2010 forecast to see the potential change over 20 years.

The V/C ratio can be used to identify areas where neighborhood or citywide transportation plans could encourage changes in travel behavior (e.g., mode, time of travel, destination) or improve operation of the street (e.g., by changing signal timing and the like). The use of screenlines allows flexibility in selecting improvement measures and locations within the urban center. The capacity of a street or

screenline is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

Arterial screenlines with a V/C ratio exceeding 1.0 now or possibly in the future might warrant attention in a neighborhood plan. High V/C ratios may be tolerable if the result is to shift people into other modes, or is a result of the development densities necessary for a vital urban village.

Existing conditions: Two screenlines have a V/C ratio of 0.9: north of Seneca in the northbound direction and north of Blanchard in the southbound direction. The screenline north of Seneca covers all traffic through the urban center in the north south direction.

The other screenlines have V/C ratios of 0.7 or less.

Future conditions: The V/C ratio on the North of Seneca screenline is projected to increase to 1.1 in the northbound direction and 1.0 in the southbound direction. The V/C ratio on North of Blanchard southbound would increase to 1.0.

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COMPREHENSIVE PLAN LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Urban Centers & Center Villages									
Downtown Urban Center Total	945	7421	7.9	NA ¹	23.4	165119	175	NA ¹	241
Denny Regrade Village	216	3492	16.2	6500	46.3	22699	105	4500	126
Westlake Denny Triangle Village	143	514	3.6	3500	28.1	22010	154	23600	319
Commercial Core Village	275	1435	5.2	1300	9.9	106823	388	27000	487
Pioneer Square Village	142	376	2.6	2100 ²	17.4	9113	64	4800 ²	98
Chinatown/International District Village	169	1604	9.5	1300	17.2	4474	26	2800	43
First Hill/Cap. Hill Center Total	912	21673	23.8	NA ¹	30.0	33393	37	NA ¹	50
First Hill Village	225	5856	26.2	2400	36.9	20626	85	6100	119
Capitol Hill Village	396	12450	31.4	1980	36.4	5284	13	3000	21
Pike/Pine Village	131	2349	18.0	620	22.7	3963	30	1400	41
12 th Avenue Village	160	978	6.1	540	9.5	3520	22	1200	30

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Univ. Dist. Urban Center Total	770	11611	15.0	NA ¹	17.8	31427	41	NA ¹	52
University Dist. NW Village	289	4324	14.9	1630	20.5	8625	30	3000	40
University Village Village	122	973	8.0	480	12.0	1580	13	700	19
Northgate Urb. Center Total	410	3291	8.0	NA ¹	15.3	11366	28	NA ¹	50
Sea. Center Urb. Center Total	297	3138	10.6	NA ¹	15.0	19,000	64	NA ¹	75
Hub Urban Villages ⁴									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ I-90	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	461	1.0	1700 ⁵	4.8	15230	34	4500	44
Residential Urban Villages ⁴									
Aurora N @ 97th St	288	2106	7.3	900	10.4	NA	NA	NA	NA

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave S @ Jackson/Union	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
SW Barton St @ 25th Ave S	279	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr Wy S @ Holly St	100	1247	3.3	800	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Madison-Miller	145	1486	10.3	400	13.0	NA	NA	NA	NA
California @ SW Morgan St	139	1104	8.0	300	10.1	NA	NA	NA	NA

LAND USE ELEMENT APPENDIX B

Footnotes

- ¹ Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for urban villages are established upon adoption of a neighborhood plan.
- ² Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
- ³ No additional student housing growth according to UW General Physical Development Plan.
- ⁴ The areas to which numbers apply for land area, existing households and jobs, planning estimates and existing and planned densities for each hub and residential urban village are the unadopted village boundaries shown in Land Use Appendix A, above.
- ⁵ Eighty percent of the current zoning capacity in South Lake Union can accommodate 1,700 households. To guide the Seattle Commons planning effort, the long-term residential planning estimate for the area is a total of 4,900 households. It is assumed that the 3,200 households that presently cannot be accommodated in the area will be accommodated elsewhere in the city where there is available zoning capacity until necessary zoning changes can be made under the Seattle Commons Plan.
- ⁶ Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.

ATTACHMENT 6

AMENDMENTS TO COMPREHENSIVE PLAN APPENDICIES

LAND USE APPENDIX C

Village/Center
Westlake Denny Triangle

Acres
0

CAPITAL FACILITIES APPENDIX C

Amend the Inventory of Facilities Serving Urban Centers and Villages to reflect the name change of the Westlake Urban Center Village to the Denny Triangle Urban Center Village.

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From: Bob Morgan
To: JDRAGO
Date: 1/20/99 4:32pm
Subject: Denny Triangle Open Space

Patricia asked me to let you know about Comp Plan requirements for open space for the Denny Triangle.

The Comp Plan establishes goals for open space that differ by type of urban village. These goals do not constitute requirements. The operative policy states the following:

P7
amend
PM
P36
P7
List: Strive to accomplish goals ^{for open space defined for} ~~for the amount, types, and distribution of~~ open space.

Denny Triangle is an urban center village, ^{such as:} ~~As such the Comp Plan Open Space~~ goals for it are as follows:

- One acre of village open space per 1,000 household;
- All locations in the village must be within approximately 1/8 mile of Village Open Space;
- Dedicated open space must be at least 10,000 sf in size, publicly accessible and usable for recreation and social activities, ~~to qualify as Village Open Space;~~
- there should be at least one usable open space of at least one acre in size ~~(village commons)~~ where the existing and target households total 2,500 or more;
- One indoor, multiple-use recreation facility ~~serving each Urban Center;~~
- One dedicated community garden for each 2,500 households in the Village, with at least one dedicated garden site.

There is a set of open space goals and policies, from which the above is excerpted in section F. of the land use element of the Comp Plan that provides additional policy intent.

Also, note that there is a Land Use Code requirement for major office developments (50,000 sf) downtown to provide open space..

CC: PLEE, JKLING, GBEARDS

Shane to achieve

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ORDINANCE

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the Denny Triangle Neighborhood Plan.

WHEREAS, on July 25, 1994, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element; and

WHEREAS, City Council Resolution 28966, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, a coalition of Denny Triangle neighborhood stakeholders came together to form a Denny Triangle Neighborhood Planning Committee in the winter of 1997 for the purpose of preparing a Neighborhood Plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, the Denny Triangle Planning Committee convened monthly meetings, special events and workshops open to everyone and regularly attended by dozens of citizens throughout the next twenty-one months; and

WHEREAS, The Denny Triangle Planning Committee conducted an extensive Phase I outreach process featuring a citizen survey, presentations at community group meetings, displays at community events and a well-attended validation celebration, all of which led to creation of a generally recognized Vision and Scope of Work for Phase II that focused on key land use, open space, transportation and housing issues; and

WHEREAS, the Phase I outreach process also created a list of priority planning topics and resulted in the selection of members for a Planning Committee to lead Phase II planning; and

WHEREAS, in Phase II subcommittees were formed and consultants were hired to study and prepare analyses and recommendations on the issues of housing, land use, urban form and transportation; and

WHEREAS, a final plan incorporating Key Integrated Activities, additional activities for implementation and activities for long term consideration was completed, reviewed and approved by the Denny Triangle Planning Committee and validated by the community in response to a community-wide mailer and validation meeting; and

WHEREAS, the Denny Triangle Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

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LW:cc /JKjk
January 25, 1999
Ver. 2

1 WHEREAS, the Council finds that the proposed amendments are consistent with the Growth
2 Management Act, and will protect and promote the health, safety and welfare of the
3 general public;

4 NOW THEREFORE,

5 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

6 Section 1. The Seattle Comprehensive Plan, as adopted by Ordinance 117221
7 and subsequently amended, is hereby amended as follows:

- 8 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive
9 Plan is hereby amended to add Denny Triangle, as shown in Attachment 1.
- 10 B. The Denny Triangle Plan goals and policies, as shown in Attachment 2 to this
11 Ordinance, are hereby incorporated into the Neighborhood Plans volume of the
12 Comprehensive Plan.
- 13 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in
14 Attachment 3 to this Ordinance to confirm the designation for the Denny Triangle
15 Urban Center Village.
- 16 D. The Neighborhood Plans volume, Denny Triangle section, is hereby amended to
17 include the capital facilities and utilities inventory and analyses and transportation
18 analyses shown in Attachment 4 to this Ordinance.
- 19 E. Land Use Appendix C and Capital Facilities Appendix C are hereby amended to
20 reflect the name change of the Westlake Urban Center Village to the Denny Triangle
21 Urban Center Village, as shown in Attachment 5 to this Ordinance.

22 Section 2. The amendments contained in Section 1 of this ordinance constitute
23 an adopted neighborhood plan.

24 Section 3. This ordinance shall take effect and be in force thirty (30) days from
and after its approval by the Mayor, but if not approved and returned by the Mayor within
ten (10) days after presentation, it shall take effect as provided by Municipal Code Section
1.04.020.

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LW:cc /JKjk
January 25, 1999
Ver. 2

1 Passed by the City Council the _____ day of _____, 1999, and
2 signed by me in open session in authentication of its passage this _____ day of
3 _____, 1999.

4 _____
President of the City Council

5 Approved by me this _____ day of _____, 1999.

6 _____
Paul Schell, Mayor

7 Filed by me this _____ day of _____, 19____.

8 _____
City Clerk

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10 (SEAL)

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LW:cc /JKjk
January 25, 1999
Ver. 2

1 **LIST OF ATTACHMENTS**

2		
3	ATTACHMENT 1	TABLE OF CONTENTS
4	ATTACHMENT 2	DENNY TRIANGLE GOALS AND POLICIES
5	ATTACHMENT 3	AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT
6	ATTACHMENT 4	CAPITAL FACILITIES AND UTILITIES INVENTORY AND ANALYSES AND TRANSPORTATION ANALYSES
7	ATTACHMENT 5	COMPREHENSIVE PLAN LAND USE APPENDIX B
8	ATTACHMENT 6	AMENDMENTS TO COMPREHENSIVE PLAN APPENDICES
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ATTACHMENT 1

THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

Table of Contents

Denny Triangle

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ATTACHMENT 2

DENNY TRIANGLE GOALS AND POLICIES HOUSING

H1. A diverse residential neighborhood with an even distribution of income levels.

- P1. Seek an even distribution of household income levels.
- P2. Explore the use of bonuses, zoning, TDR's and City investment to encourage housing throughout the Denny Triangle Neighborhood.
- P3. Maintain a supply of low-income units in the Denny Triangle neighborhood throughout the life of the plan.

LAND USE

LU1. A mixed-use neighborhood that combines commercial office space, retail sales and services, social and public services, and a residential population.

- P1. Consider a variety of land use tools, including increased height limits and floor area ratios, design review processes, bonuses for public benefit features and exempting housing and retail space from floor area ratio to stimulate both residential and commercial development.
- P2. Encourage a mix of low, moderate and market rate affordable housing throughout the neighborhood, incorporated into projects that mix commercial and residential development within the same projects.
- P3. Support creation of "residential enclaves" of predominantly residential development along key green street couplets at 9th and Terry Avenues and Bell and Blanchard Streets identifiable as residential neighborhoods by small parks, improved streetscapes, retail functions and transportation improvements that support neighborhood residents and employees alike.

URBAN FORM

UF1. A diverse, mixed-use character that provides a transit and pedestrian-friendly atmosphere.

- P1. Encourage the development of gateway markers at major entryways to the neighborhood along Denny Way.
- P2. Encourage redevelopment of small triangular parcels as neighborhood gateways.
- P3. Encourage the creation of new open spaces, including at Westlake Circle and at the Olive/Howell wedge.
- P4. Encourage the creation of open space as part of new public projects.
- P5. Support redevelopment of Westlake Boulevard as a boulevard.
- P6. Designate and support the development of green streets in the neighborhood.

17

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TRANSPORTATION

T1. Reduce external transportation impacts while improving internal access and circulation.

P1. Encourage the integration of Westlake Avenue into the neighborhood physically, aesthetically, and operationally, while maintaining its arterial functions.

P2. Use partnerships with transit providers to improve the basic transit route structure, system access and connectivity to better serve the neighborhood.

P3. Seek ways to improve safety and convenience of bicycle travel within and through the neighborhood.

P4. Explore ways to improve pedestrian safety and convenience along and across the arterials in the neighborhood.

P5. Consider development of traffic improvement plans to lessen the impact of regional automobile traffic on the Denny Triangle neighborhood.

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ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

L21

Promote the balance of uses in each urban center or urban center village indicated by one of the following functional designations, assigned as follows:

Functional Designation	Urban Center Village

3. Mixed residential and employment	<u>Denny Triangle</u>

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ATTACHMENT 4

CAPITAL FACILITIES AND UTILITIES INVENTORIES AND ANALYSES AND TRANSPORTATION ANALYSES

Table 1

Inventory for Facilities and Utilities Serving
Denny Triangle (Westlake) Urban Center Village

Facility Type	Name	Location	Capacity	Information Sources /Comments
Fire Station ²	SFD 10	301 2nd Ave. S	Engine Co., Ladder Co., Battalion, Aid Co., Hazmat Van	Seattle Fire Department
	SFD 5	925 Alaskan Way	Engine Co., Fireboat	
	SFD 2	2334 4th Ave.	Engine Co., Ladder Co., Aid Co.	
	SFD 25	1300 E. Pine St.	Engine Co., Ladder Co., Battalion, Aid Car, Power Unit	
Police Station	West Precinct	Public Safety Bldg., 610 3rd Ave.	11.59 sq. mi. service area, 1994 population 64,699	Seattle Police Department Patrol units are allocated around-the- clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	John Hay Elementary	201 Garfield	414 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
	Lowell Elementary	1058 E. Mercer St.	391 students	
	Minor Elementary	1701 E. Union St.	391 students	
	Gatzert Elementary	1301 E. Yesler Way	414 students	
Library	Downtown Main Library	1000 4th Ave.	166,092 sq. ft. Downtown pop 21,904	Seattle Public Library Statistical Report, EDL&A, December 1992
			Citywide pop 1990 516,334 or .32 sq. ft/capita	

¹ For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.

² The nearest station is listed; Fire and Emergency Medical Services are generally provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to serious medical emergencies.

³ Through the student assignment plan, the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.

Facility Type	Name	Location	Capacity	Information Sources /Comments
Parks	Westlake Park	Westlake & Pine St. Within 1/8 mi.	1 ac: Planting, stage, waterwall, decorative paving	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	Denny Park	Dexter Ave. N & Denny Way Within 1/8 mi.	5.0 ac: Landscaping, walkways, parking, Park Department offices	
	Boren-Pike-Pine Park	Boren Av. & Pike St. Within 1/8 mi.	0.6 ac: I-5 viewpoint, benches, 4 columns, art work	
	McGraw Square	Stewart St. & Westlake Ave Within 1/8 mi.	0.2 ac: Street triangle, statue of John H. McGraw	
	Regrade Park	3rd Ave. & Bell St. Within 1/4 mi.	0.3 ac: Lawns, walks, play area, landscaping, artwork	
	Freeway Park	6th Ave. & Seneca Within 1/4 mi.	5.0 ac: Walks, landscaping, waterfalls, restrooms	
Electrical Power	Broad Street Substations	319 - 6th Ave. N	180 Megawatts 218 Megawatts	Seattle City Light, October 1996 This village is located in City Light's Downtown forecast area, which has a total capacity of 422 megawatts.
Water	This village is located in the 316 pressure zone. Water for this village comes from the Cedar River supply. Storage is provided by the Lincoln Reservoir (Nagel Pl. & E. Howell St.) and Beacon Reservoir (Beacon Ave. S & S Spokane St.) See Map for system locations.		Lincoln Reservoir: 21 million gallons Beacon Reservoir: 61 million gallons Supply mains were constructed primarily before 1949. Pipes are predominately of cast iron.	Seattle Water Department, October-November, 1996 In this pressure zone, elevations range from 55-160 feet above sea level; static water pressure ranges from 68-113 pounds per square inch. ⁴ The minimum pressure is considered very good.
Drainage & Wastewater	This village is served by a Combined system. See Map for system locations		With Combined systems, existing sewage flows constitute about 5% of pipe capacity, with the remainder for stormwater flows. Capacity of the combined systems in this area is considered adequate. Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) are performed as needed which may enhance system capacity.	Seattle Drainage and Wastewater Utility, November 1996 Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe.

⁴ Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

Table 2
Capital Facilities and Utilities Analysis
Denny Triangle (Westlake) Urban Center Village

Expected 6-yr. HH Growth: 967
 Expected 20-yr HH Growth: 3,500
 Land Area: 143 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁵	20-year growth	
Fire	None	None expected at this time.	Fire Station 10 has an average response time of 2.99 minutes for emergency medical calls and 3.71 minutes for fire calls. Fire Station 5 has an average response time of 2.63 minutes for emergency medical calls and 3.61 minutes for fire calls. Fire Station 2 has an average response time of 3.17 minutes for emergency medical calls and 3.85 minutes for fire calls. Fire Station 25 has an average response time of 3.21 minutes for emergency medical calls and 4.01 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. Response times for all these stations meet industry standards and are expected to for the next six years.
Police	A new West Precinct, opening in 1998, is expected to be adequate to accommodate SPD activities that may result from the increased population.	None expected at this time.	In 1998 the Police Department will conduct a Police Precinct Planning Study intended to address the impacts of the shifting emphasis toward community policing techniques on the need for and nature of precinct-related facilities. The project will also contain an operational plan for precinct-based operations and a facilities plan for supporting those operations. Different facility requirements may be identified and planned for as a result of this study.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Physical goals for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase Two of the School District's Building Excellence program includes projects at the following neighborhood schools: <ul style="list-style-type: none"> • Lowell: Demolition, all new construction • Minor: Partial demolition, modernization, new addition Voters have not yet approved funds for this phase.

⁵ An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth	20-year growth	
Electricity	None	None expected at this time.	<p>Electrical demand from this village is estimated to increase by 7.9 annual average megawatts and 14.8 megawatts in a peak hour in 6 years.</p> <p>This village is located in City Light's Downtown forecast area. In 6 years, capacity in this forecast area will be 422 megawatts, and demand is expected to be 301 megawatts. In 20 years, capacity in this forecast area will be 422 megawatts, and demand is expected to be 373 megawatts. In both years, capacity is more than adequate to meet demand.</p>
Water	None	None expected at this time.	<p>Current peak day demand estimate: 4.6 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 6.7 mgd or 45% increase. Peak day demand estimate in 20 years: 10.3 mgd or 125% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed. A common practice downtown is to replace water mains when street surface improvements, such as transit related repaving projects, are undertaken.</p>
Drainage and Wastewater	No new facilities are expected because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of storm water runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events. Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>

Table 3
Transportation Analysis⁶ for
Downtown Urban Center including Denny Triangle (Westlake) Urban Center
Village

Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
North of Seneca	1st Ave	Minor	Northbound	0.9	1.1
	2nd Ave	Principal	Southbound	0.7	1.0
	3rd Ave	Principal			
	4th Ave	Principal			
	5th Ave	Minor			
	6th Ave	Principal			
North of Blanchard	Elliott Ave	Principal	Northbound	0.5	0.5
	Western Ave	Minor	Southbound	0.9	1.0
	1st Ave	Minor			
	2nd Ave	Principal			
	3rd Ave	Minor			
	4th Ave	Principal			
	5th Ave	Minor			
	6th Ave	Principal			
	7th Ave	Minor			
	8th Ave	Minor			
	9th Ave	Minor			
	Westlake Ave	Principal			
East of 9th Ave	Lepora St.	Non	Eastbound	0.5	0.6
	Virginia St.	Minor	Westbound	0.3	0.4
	Stewart St.	Principal			
	Howell St.	Principal			
	Olive Way	Principal			
	Pine St.	Principal			
	Pike St.	Principal			
West of I-5	Pike/Pine on ramp	Principal			
	Pike/Pine on ramp	Principal	Eastbound	0.6	0.7
	Pine St.	Principal	Westbound	0.7	0.8
	Pike St.	Principal			
	8th Ave	Minor			
	Union off ramp	Principal			
	University on ramp	Principal			
	Seneca St.	Principal			

⁶ The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

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Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
West of I-5 Cont.	Seneca off ramp	Principal			
	Spring St.	Principal			
	Spring on ramp	Principal			
	Madison St.	Principal			
	Columbia off ramp	Principal			
	Columbia/Cherry on	Principal			
	Cherry St.	Principal			
	James St.	Principal			
	James/6th on ramp	Principal			
	6th Ave.	Principal			
	Yesler St.	Minor			
South of Jackson	Alaskan Way	Principal	Northbound	0.6	0.7
	Alaskan Way Viaduct	Principal	Southbound	0.7	0.9
	1st Ave S	Minor			
	2nd Ave S	Minor			
	4th Ave S	Principal			
	5th Ave S	Minor			

Traffic volumes were forecasted for the arterial streets in the center. Next, volumes were summed for all arterials crossing a "screenline," or an imaginary line that intersects the streets traveling through the area. The sum of volumes was compared to the sum of the capacities of arterials crossing the screenline, creating a volume-to-capacity (V/C) ratio. The V/C ratio across a screenline is an indicator of congestion. This method of measurement takes into account that drivers may make choices within an urban center among arterial streets and alternative modes.

The table above shows existing screenline V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for four screenlines in the Downtown Urban Center. The existing V/C ratios are estimated from traffic counts collected in 1992 through 1995. Compare existing V/C ratios to the 2010 forecast to see the potential change over 20 years.

The V/C ratio can be used to identify areas where neighborhood or citywide transportation plans could encourage changes in travel behavior (e.g., mode, time of travel, destination) or improve operation of the street (e.g., by changing signal timing and the like). The use of screenlines allows flexibility in selecting improvement measures and locations within the urban center. The capacity of a street or

screenline is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

Arterial screenlines with a V/C ratio exceeding 1.0 now or possibly in the future might warrant attention in a neighborhood plan. High V/C ratios may be tolerable if the result is to shift people into other modes, or is a result of the development densities necessary for a vital urban village.

Existing conditions: Two screenlines have a V/C ratio of 0.9: north of Seneca in the northbound direction and north of Blanchard in the southbound direction. The screenline north of Seneca covers all traffic through the urban center in the north south direction.

The other screenlines have V/C ratios of 0.7 or less.

Future conditions: The V/C ratio on the North of Seneca screenline is projected to increase to 1.1 in the northbound direction and 1.0 in the southbound direction. The V/C ratio on North of Blanchard southbound would increase to 1.0.

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ATTACHMENT 5

AMENDMENTS TO COMPREHENSIVE PLAN APPENDICES

LAND USE APPENDIX C

Village/Center

Acres

Westlake Denny Triangle

0

CAPITAL FACILITIES APPENDIX C

Amend the Inventory of Facilities Serving Urban Centers and Villages to reflect the name change of the Westlake Urban Center Village to the Denny Triangle Urban Center Village.

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TIME AND DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY
THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

Ms. L.

FOR CITY COUNCIL PRESIDENT USE ONLY

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PRESIDENT'S SIGNATURE

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STATE OF WASHINGTON - KING COUNTY

102583
City of Seattle, City Clerk

No. 119374-75/TT

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CTOT: 119364-67, 69, 72

was published on

02/24/99

The amount of the fee charged for the foregoing publication is the sum of \$, which amount has been paid in full.

Subscribed and sworn to before me on

02/24/99

Notary Public for the State of Washington,
residing in Seattle

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Affidavit of Publication

City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following ordinance, passed by the City Council on February 8, 1999, and published here by title only, will be mailed, at no cost, upon request for two months after this publication. For further information, contact the Seattle City Clerk at 624-8344.

ORDINANCE NO. 119304

AN ORDINANCE amending Exhibit A attached to Ordinance 118297 for the sale to Nike Company of Parcel 8A-9 in the Yeeler-Atlantic Neighborhood Improvement Project (Wash. R-5) area.

ORDINANCE NO. 119305

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the Penny Triangle Neighborhood Plan.

ORDINANCE NO. 119306

AN ORDINANCE amending Ordinance Number 119294, which authorized the Finance Division of the Executive Service Department (ESD) to write off certain debts owed to various departments which have been determined to be uncollectible, correcting a formatting error in the table listed in Section 1.

ORDINANCE NO. 119307

AN ORDINANCE relating to expenditures to meet the City of Seattle's obligations to the Washington State Convention and Trade Center (WSCCTC), appropriating funds from the Washington State Convention and Trade Center Fund to pay for the City's contribution to the WSCCTC capital expansion of facilities; increasing an appropriate expenditure allowance in the City of Seattle's 1999 budget; and carrying over that expenditure authority to future years unless expressly abandoned by ordinance; all by a three-fourths vote of the City Council.

ORDINANCE NO. 119308

AN ORDINANCE accepting the redevelopment proposal of Yeeler Place, LLC to purchase and develop Parcel 6a in the Yeeler-Atlantic Neighborhood Improvement Project (Wash. R-5) area; authorizing the Director of the Department of Neighborhoods to execute, deliver and administer a contract and deed; designating the disposition of sale proceeds; and ratifying and confirming prior actions.

ORDINANCE NO. 119372

AN ORDINANCE relating to the Police Department, authorizing supplemental agreements in the aggregate total amount of One Hundred Thirty Nine Thousand Five Hundred Forty Five Dollars (\$139,545) with the Seattle Housing Authority for enhanced police services for public housing communities; accepting the money when received; increasing the 1999 Budget of the Police Department by making a reimbursable appropriation; ratifying and confirming prior actions; and extending positions; all by a three-fourths vote of the City Council.

ORDINANCE NO. 119374

AN ORDINANCE relating to the Police Department, authorizing an agreement in the amount of One Hundred Fifty Thousand Six Hundred Twenty Five Dollars (\$150,625) with the Washington State Traffic Safety Commissioner for the purchase and installation of mobile data terminal communications devices to assist traffic officers in enforcing the Driving With License Suspended Program; accepting the money when received; increasing the 1999 Budget of the Police Department by making a reimbursable appropriation; and ratifying and confirming prior actions; all by a three-fourths vote of the City Council.

ORDINANCE NO. 119375

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Publication ordered by JUDITH PIPER, City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, February 1, 1999. 224(102853)

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